



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

County Counsel
Director of Planning
Director of Public Works

At its meeting held July 20, 2004, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Hearing on proposed amendments to Title 22 - Planning and Zoning, relating to the Rowland Heights Community Standards District to establish specific development standards, which include increased setbacks and landscaping, maximum lot coverage and floor-area ratio, a dedicated acceleration/ deceleration lane to mitigate traffic for certain commercial development, and architectural features; and project review procedures establishing a discretionary director's review or conditional use permit requirement applicable to development projects in commercial and industrial zones (1 and 4); also find that the proposed amendment is de minimus in its effect on the environment.

All persons wishing to testify were sworn in by the Deputy Executive Officer of the Board. Julie Moore, representing the Department of Regional Planning and Jeffrey Lambert, AICP, with Lambert Consulting, mediator/planner for the County testified. Opportunity was given for interested persons to address the Board. Mike Popovec, Russell Bell, James P. Tung, Oscar Sanchez, David Rodriguez, representatives of the Rowland Heights Community Coordinating Council, Chris S. Lim, Karl C.R. Kow, representatives of the Rowland Heights Chamber of Commerce, Roy Humphreys, representative of the Rowland Heights Residents' Association, Larry Fishman, and David Lee addressed the Board. Written correspondence and petitions were presented.

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The following statement was entered into the record for Supervisors Molina and Knabe:

“The existing Rowland Heights Community Standards District (CSD) does not adequately address the unique land use problems in the area. The expansive commercial corridors in the area coupled with heavy commuter traffic along the major arterials create a difficult circulation environment for local residents. A trip to the local store may take as long as 30 to 40 minutes during peak travel times. Even when there have been conditions placed upon development that were mutually agreed to by both residents and the developer/business owner, there has been a lack of coordination by County departments with regards to their implementation and applicability. Rowland Heights businesses and its residents together form the life-blood of this vibrant community. The new Rowland Heights CSD will enact revised standards that will ensure the successful co-existence of residential and commercial uses in the community.

“We therefore recommend that the Board close the public hearing and direct County Counsel to prepare the final ordinance for the Rowland Heights Community Standards District using Lambert Consulting’s recommendation as subject to the following change:

New buildings in commercial zones shall have a set-back of 20 feet along Fullerton and Colima Roads, Nogales Street, Fairway Drive and Brea Canyon Cut-Off Road.

“We further recommend that the Board instruct the Department of Public Works to notify the Rowland Heights Community Coordinating Council, the Rowland Heights Chamber of Commerce, and the Rowland Heights Residents’ Association of all building permits issued within the Rowland Heights CSD area by way of a written monthly report; and instruct the Regional Planning Commission to adopt a policy regarding the timing of the first condition check on discretionary approvals prior to the issuance of the certificate of occupancy and that such discussion by the Commission take place at the first available meeting.”

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Therefore, on motion of Supervisor Knabe, seconded by Supervisor Burke, unanimously carried, the Board closed the hearing and took the following actions:

1. Considered the attached Negative Declaration, previously adopted on November 27, 2001 when the original Rowland Heights Community Standards District (CSD) was adopted, and made a finding that there is no substantial evidence that the amendment will have a significant effect on the environment;
2. Approved the amendment to the CSD that establishes specific development standards and project review procedures for projects in commercial and industrial zones, including various modifications as contained in the alternative CSD prepared by Lambert Consulting;
3. Made a finding that adoption of the ordinance will be de minimus in its effect on fish and wildlife resources; and authorized the Director of Planning to complete and file a certificate of fee exemption for the project;
4. Declared its intent to repeal Interim Ordinance No. 2003-0025U, which temporarily regulates the use of commercially zoned property in the community of Rowland Heights, upon the effective date of the final ordinance which will be before the Board, for adoption, at a future meeting;
5. Instructed County Counsel to prepare a final ordinance for adoption amending the Rowland Heights Community Standards District incorporating the alternative CSD prepared by Lambert Consulting and as amended to include the following:
 - New buildings in commercial zones shall have a set-back of 20 feet along Fullerton and Colima Roads, Nogales Street, Fairway Drive and Brea Canyon Cut-Off Road; and

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6. Instructed the Department of Public Works to notify the Rowland Heights Community Coordinating Council, the Rowland Heights Chamber of Commerce, and the Rowland Heights Residents' Association of all building permits issued within the Rowland Heights CSD area by way of a written monthly report; and
7. Requested the Regional Planning Commission to adopt a policy regarding the timing of the first condition check on discretionary approvals prior to the issuance of the certificate of occupancy, and that such discussion by the Commission take place at the first available meeting.

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Attachment

Copies distributed:

Each Supervisor
Chief Administrative Officer

Letter sent to:

Chairperson, Regional Planning Commission

July 22, 2004

Ms. Esther L. Valadez, Chairperson
Regional Planning Commission
320 W. Temple Street, Room 1390
Los Angeles, CA 90012

Dear Ms. Valadez:

At its meeting held July 20, 2004, on motion of Supervisor Don Knabe, the Los Angeles County Board of Supervisors took various actions relating to the proposed amendments to the Rowland Heights Community Standards District as detailed in the enclosed Minute Order.

Further, the Board requested the Commission to adopt a policy regarding the timing of the first condition check on discretionary approvals prior to the issuance of the certificate of occupancy, and that such discussion by the Commission take place at the first available meeting.

Very truly yours,

VIOLET VARONA-LUKENS
EXECUTIVE OFFICER

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Enclosure

c: Ms. Rosie O. Ruiz, Contact
Regional Planning Commission